



MAY 18, 2010

AGENDA
FREMONT CITY COUNCIL & REDEVELOPMENT AGENCY
JOINT WORK SESSION

CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, FREMONT

6:00 P.M. (Please Note Time Change)

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute to the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. ORAL COMMUNICATIONS

[Any person desiring to speak on a matter which is not scheduled on this agenda may do so. The California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of presentations (see instructions on speaker card) and each speaker may only speak once on each agenda item.]

*Times Are
Approximate*

3. FISCAL YEAR 2010/11 PROPOSED OPERATING BUDGET

6:00 p.m.

Contact Person:

Name:	Catherine Chevalier	Harriet Commons
Title:	Budget Manager	Director
Dept.:	Finance	Finance
Phone:	510-494-4615	510-284-4010
E-Mail:	cchevalier@fremont.gov	hcommons@fremont.gov

Public Comment

**ADJOURN JOINT COUNCIL AND REDEVELOPMENT AGENCY WORK SESSION
TO A WORK SESSION OF THE FREMONT CITY COUNCIL ONLY**

*Immediately
following
conclusion of
discussion of
the operating
budget*

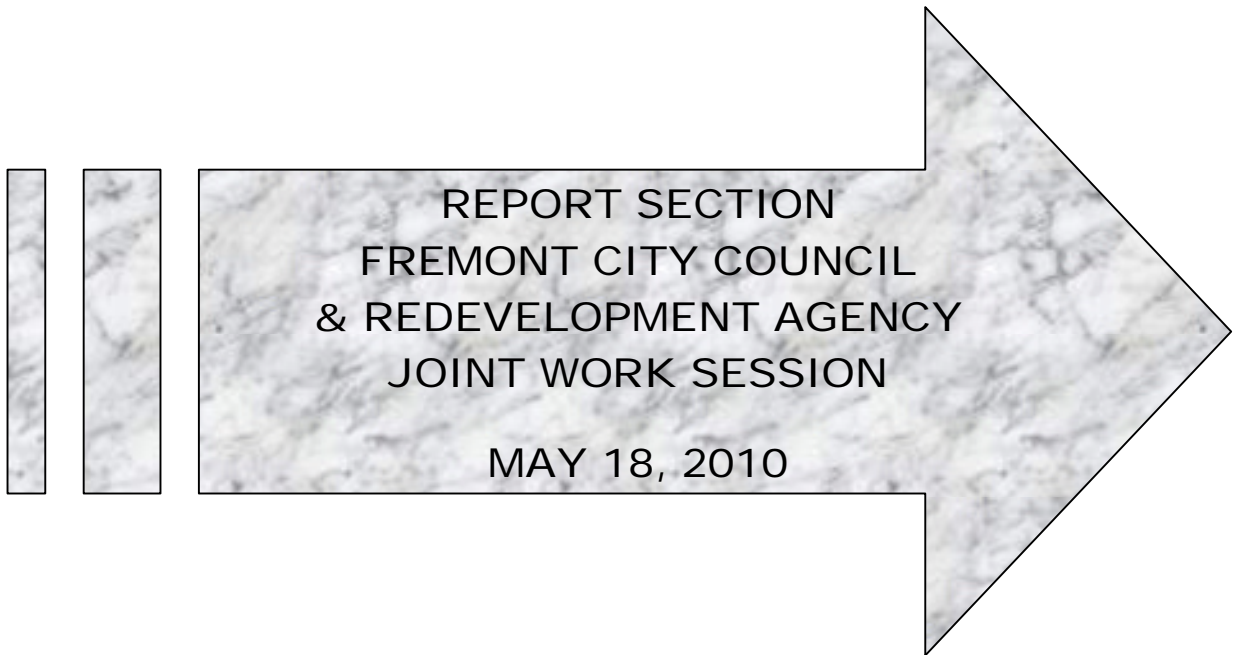
4. CENTERVILLE FRAMEWORK PLAN

Contact Person:

Name:	Josh Huber	Elisa Tierney
Title:	Redevelopment Project Manager	Redevelopment Agency Director
Dept.:	Redevelopment Agency	Redevelopment Agency
Phone:	510-494-4513	510-494-4501
E-Mail:	jhuber@fremont.gov	etierney@fremont.gov

Public Comment

5. ADJOURNMENT



REPORT SECTION
FREMONT CITY COUNCIL
& REDEVELOPMENT AGENCY
JOINT WORK SESSION

MAY 18, 2010

3. FISCAL YEAR 2010/11 PROPOSED OPERATING BUDGET

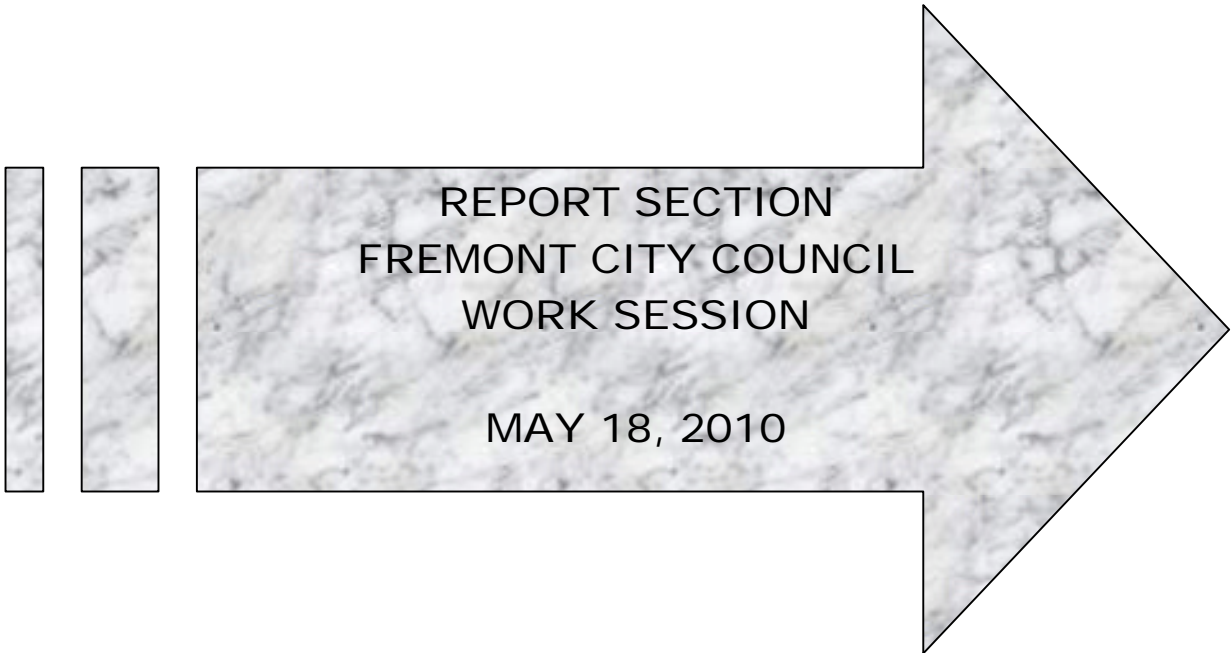
Contact Person:

Name:	Catherine Chevalier	Harriet Commons
Title:	Budget Manager	Director
Dept.:	Finance	Finance
Phone:	510-494-4615	510-284-4010
E-Mail:	cchevalier@fremont.gov	hcommons@.fremont.gov

PURPOSE OF THE WORK SESSION: The purpose of the work session is to present the City Manager's FY 2010/11 Proposed Operating Budget to the City Council.

REQUESTED OUTCOME OF THE WORK SESSION: Provide information to the City Council and receive direction to staff from the City Council regarding recommended modifications to the FY 2010/11 Proposed Operating Budget that will enable the City Council to adopt the proposed budget on June 8, 2010.

ENCLOSURE: [FY 2010/11 Proposed Operating Budget](#)



4. CENTERVILLE FRAMEWORK PLAN

Contact Person:

Name:	Josh Huber	Elisa Tierney
Title:	Redevelopment Project Manager	Redevelopment Agency Director
Dept.:	Redevelopment Agency	Redevelopment Agency
Phone:	510-494-4513	510-494-4501
E-Mail:	jhuber@fremont.gov	etierney@fremont.gov

PURPOSE OF THE WORK SESSION:

This is the second of two work sessions focusing on a Framework Plan for Centerville, a guide for future development opportunities in and around Fremont Boulevard from Thornton Avenue to Central Avenue. The “Centerville Framework Plan” presents a potential vision for future development, parking strategies, multi-modal improvements to Fremont Boulevard, design guidelines, and a recommended work plan for implementation. The first work session was held on November 17, 2009 in which the City Council was presented background analysis and discussed various alternatives for Fremont Boulevard reconfiguration. Staff, in conjunction with consultants Field Paoli, has spent the last few months attempting to address the various interests expressed by Council Members. These interests include reconciling the desire to slow traffic on Fremont Boulevard to encourage the area as a downtown district (welcoming to pedestrians and bicyclists), with the recognition that Fremont Boulevard is a major arterial. It also has meant trying to identify revitalization and design measures, including attractive architectural elements and landscaping to create a desirable District, without restricting property owners. The purpose of tonight’s work session is to:

1. Present the Framework Plan in its entirety, including a recommended Fremont Boulevard lane configuration; an assessment of long term development potential and proposed shared parking solutions in the District; suggested guidelines for future development, including streetscape improvements; and a recommended workplan for implementation; and
2. Receive comments from the City Council

POLICY ISSUES/ANALYSIS:

The Centerville Framework Plan builds on a history of community input beginning with the Centerville Specific Plan, subsequent community workshops focusing on the commercial core of Centerville and the Unified Site, and public workshops for the “Envision Fremont Boulevard” Study. In response to Council direction, staff and Field Paoli will present a strategy for future development in Centerville, which focuses on four categories of potential improvements to the district:

1. New Development Opportunities: The Framework Plan identifies current and future development opportunity sites in the commercial core of Centerville. Encouraging development at these opportunity sites can benefit both the property owners and the larger goal of revitalization of the Centerville district. The Framework Plan provides a comprehensive understanding of how individual projects could be compatible with each other (e.g., pedestrian connections from one area to another, parking that can be shared, etc.), with the City’s long term goals for the district, and with the City of Fremont’s 2010 General Plan.

2. Parking Strategy: One limiting factor to development in Centerville is the potential future demand for vehicle parking. Several strategies are presented, including identification of possible future locations for shared parking and evaluation of the long-term need for structured parking to meet parking demands.

3. Multi-modal improvements through Centerville: The Framework Plan includes several options for the street configuration along the central Centerville stretch of Fremont Boulevard, primarily from Thornton Avenue to Central Avenue. Traffic calming measures and accommodations of several modes of travel are accomplished by narrowing or reducing the number of lanes, adding bike lanes, adding bulb-outs and medians, and creating parallel parking. These measures could help improve pedestrian access and safety by slowing traffic. The results of a traffic report that assesses vehicular traffic implications also will be presented.

4. Design Guidelines: The fourth component of the Framework Plan will address general design guidelines for new development in the district. These standards and guidelines will continue the focus on Centerville's historic identity and aesthetic character established in the Centerville Specific Plan by proposing the kinds of architectural design and detailing that would encourage an attractive, walkable, downtown area. Staff recommends that these guidelines be flexible, so that they guide but do not unduly restrict current and future development opportunities in Centerville.

The report also recommends a timeline and priorities for recommended implementation measures. The draft Framework Plan identifies short-term, medium-term, and ongoing implementation measures to undertake in the District. Immediate, high priority projects could include:

- Completion of entitlements on the Centerville Unified Site and start of construction
- Commencement of the decommissioning of State Route-84
- Creation of an Agency-sponsored capital project for the Fremont Boulevard lane reconfiguration and design development plans
- Determine the disposition of Fire Station 6
- Start development and implementation of parking management policies, including potential shared parking arrangements
- Continue efforts to facilitate the renovation of the Center Theatre.

REQUESTED OUTCOME OF THE WORK SESSION:

After hearing this evening's presentation by staff and consultants, staff is requesting that the City Council provide feedback on the four categories of proposed District improvements as outlined above in order to support future development opportunities in the commercial core of Centerville.

ENCLOSURE: [Centerville Framework Plan](#)

ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTA	Alameda County Transportation Authority	HBA	Home Builders Association
ACTIA	Alameda County Transportation Improvement Authority	HRC	Human Relations Commission
ACWD	Alameda County Water District	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC	Metropolitan Transportation Commission
CBD	Central Business District	NEPA	National Environmental Policy Act
CDD	Community Development Department	NLC.....	National League of Cities
CC & R's	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA	California Environmental Quality Act	PC.....	Planning Commission
CERT	Community Emergency Response Team	PD	Planned District
CIP	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA	Congestion Management Agency	PVAW	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF	City of Fremont	RDA	Redevelopment Agency
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC	California Transportation Commission	RHNA	Regional Housing Needs Allocation
dB	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO	Development Organization	RWQCB	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EBRPD	East Bay Regional Park District	SPAA	Site Plan and Architectural Approval
EDAC	Economic Development Advisory Commission (City)	STIP	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS	Environmental Impact Statement (NEPA)	T&O	Transportation and Operations Department
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio	UBC	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
May 25, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 1, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 8, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 15, 2010	TBD	Work Session	Council Chambers	Live
June 22, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 29, 2010 (5 th Tuesday)	TBD	No City Council Meeting		
July 6, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 13, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
July 20, 2010	TBD	Work Session	Council Chambers	Live
July 27, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
		August Recess		
September 7, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
September 14, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
September 21, 2010	TBD	Work Session	Council Chambers	Live
September 28, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live